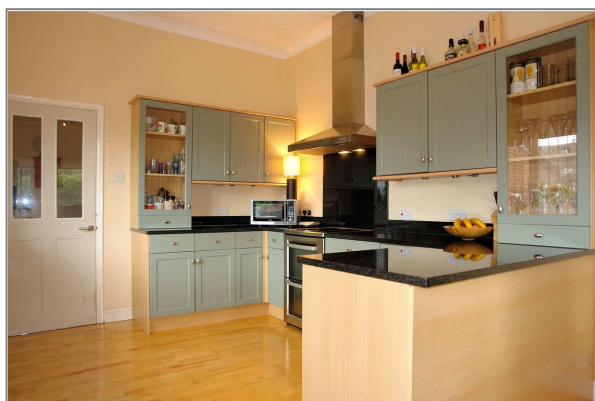


AWAITING
VENDORS
APPROVAL

hillyards.



A very unique detached house situated in a quiet cul-de-sac on the edge of the popular Buckinghamshire village of Quanton. Offered with no onward chain and in a semi rural location this home would ideally suited to a family as the property sits within excellent school catchment. The property offers versatile accommodation spread over one floor but on split levels with potential for further development. A viewing comes highly recommended to truly appreciate what this property offers.

£460,000 Freehold

North End Road, Quanton, Buckinghamshire. HP22 4BD

North End Road, Quainton, Buckinghamshire. HP22 4BD

Location

The village of Quainton is situated approximately seven miles from Aylesbury and has its own popular village primary school as well as being situated in the catchment for the highly regarded Waddesdon C of E secondary school.

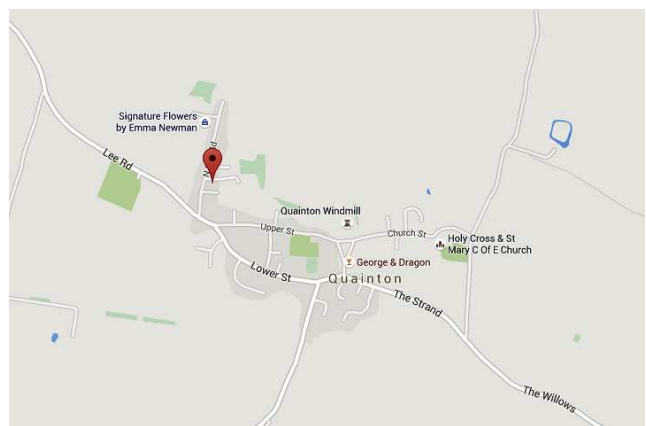
The village itself remains relatively unspoiled with an interesting mixture of modern and character homes and still retains its picturesque village green. Within the village is a pub together with a butchers shop and a village shop. Local rail links can be found close by at Aylesbury Vale Parkway which is approximately five miles away. Aylesbury town with its full range of shopping and schooling facilities is approximately seven miles away. Junction nine of the M40 is approximately 14 miles away providing excellent local road links

Floor Plan



Property Information

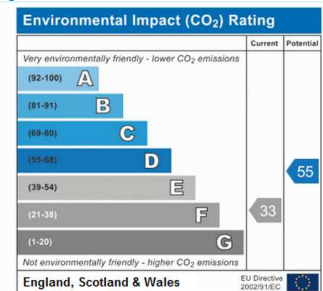
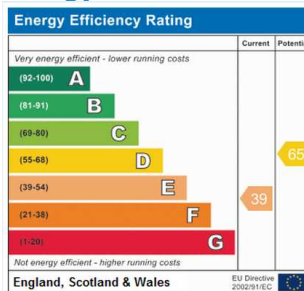
Directions:



Council Tax Band:

F (approximately £2105.00 per annum based on 2 adults residing at the property)

Energy Performance Graph:



Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Floorplan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.